



Newlyn, Shrewsbury Road, Wem, Shrewsbury, SY4 5PW



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Offers in the Region of £499,995



*A charming Three Bedroom house set in 1.84 acres, with versatile outbuildings, gated yard, paddock and menage, perfect for horses.*

*A slice of countryside lifestyle with great transport links—ideal for rural dreamers and equestrian enthusiasts alike.*

- Period Detached House
- Lounge, Family Room and Dining Room
- Kitchen, Utility Room, Downstairs Shower Room
- Three Bedrooms, Spacious Bathroom
- Attached Garage, Former Shippen & Workshop
- Attractive Gardens, Stables & Paddock, in all 1.84 acres



### Brief Description

Set within approximately 1.84 acres, Newlyn is a charming country property that offers the rare combination of space, character, and versatility. Located just beyond the market town of Wem and backing onto open farmland, the property enjoys a peaceful rural setting with easy access to surrounding towns including Shrewsbury, Telford, and Crewe.

The property is well presented throughout and still retains some traditional features with generous living spaces. Downstairs you'll find a welcoming sitting room with an Inglenook fireplace housing a log burner, with an archway opening into the Family Room. Off the kitchen there is a separate dining room, with a door out to the garden, ideal for entertaining. The kitchen is tastefully fitted with a range of units, incorporating a sink with mixer tap set neatly into a base cupboard. Coordinating base units offer ample storage. A four-ring hob is set into the worktop with pan drawers below and a stainless steel extractor above. A built-in double oven is flanked by additional cabinetry, while a tall fridge-freezer is enclosed with matching fascia panels. The kitchen is complemented by tiled surrounds and a selection of eye-level wall units. The room enjoys a pleasant outlook through a rear-facing window across the paddock beyond. Off the kitchen there is a door through to the utility room and downstairs shower room.



The stairs from the rear hall ascend to the first floor where there are three bedrooms and a spacious bathroom. Off the landing there is access to the spacious loft space, offering the potential for conversion, subject to gaining the necessary consents.

For equestrian buyers, the range of outbuildings is a particular highlight. The gated concrete yard offers excellent access and layout, with a timber stable block, garage, workshop and former shippen – offering fantastic potential to convert to further accommodation, subject to obtaining the necessary consents. Beyond the yard, the paddock is ideal for horses or ponies – with the benefit of a menage.

The gardens are planted with fruit trees and raised beds, creating a lovely outdoor space to relax, roam, or ride. The property benefits from solar panels.



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LOCATION

The property is situated on the B5476, in rural location, just over a mile from the North Shropshire Market town of Wem, having excellent rail links to Shrewsbury and Crewe, it also boasts both a primary and secondary school and a recently extended doctors surgery. Wem offers facilities for daily living as well as leisure and recreational facilities including a football and cricket club. The larger centres of Shrewsbury, Telford, Oswestry are between 11 and 25 miles approximately.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains water and electricity are available. Drainage is via a septic tank. Oil Central Heating. Barbers have not tested any apparatus, equipment, fittings etc. or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

DIRECTIONS

From Wem town centre continue on the High Street before turning left into Mill Street, at the mini roundabout turn right onto the B5476, proceed on this road for just under 1 mile and the property can be found on the left hand side.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002. Council Tax band E.

VIEWING

Please ring us on 01952 221 200 or Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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ALL MEASUREMENTS QUOTED ARE APPROXIMATE:

LOUNGE 14' 11" x 12' 3" (4.55m x 3.73m)

FAMILY ROOM 11' 1" x 12' 2" (3.38m x 3.71m)

KITCHEN 17' 5" x 10' 1" (5.31m x 3.07m)

DINING ROOM 11' 4" x 9' 5" (3.45m x 2.87m)

UTILITY ROOM 6' 8" x 7' 7" (2.03m x 2.31m)

WC 4' 0" x 6' 6" (1.22m x 1.98m)

BEDROOM ONE 13' 4" x 12' 4" (4.06m x 3.76m)

BEDROOM TWO 11' 1" x 12' 2" (3.38m x 3.71m)

BEDROOM THREE 7' 7" x 7' 4" (2.31m x 2.24m)

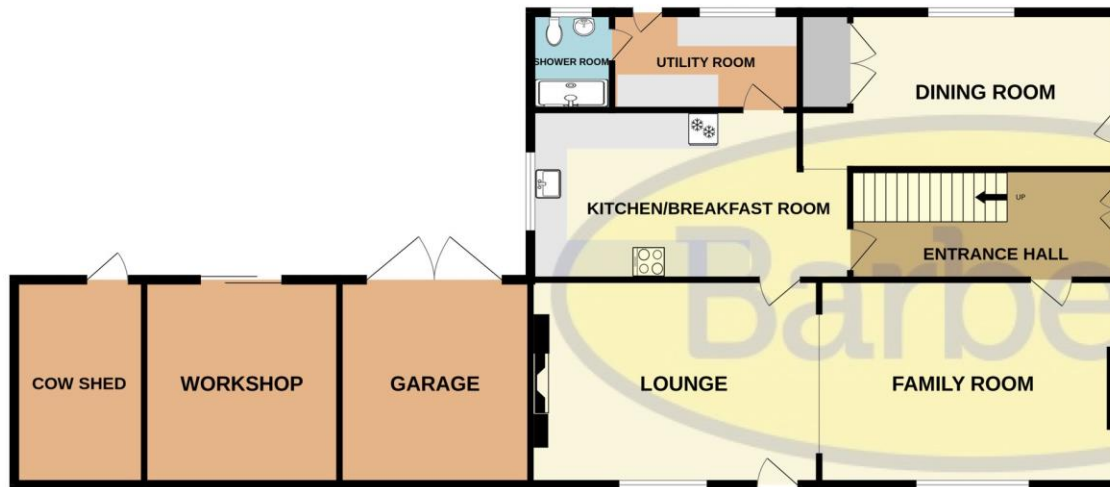
BATHROOM 10' 2" x 11' 1" (3.1m x 3.38m)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 93 A      |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 55 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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GROUND FLOOR  
1428 sq.ft. (132.6 sq.m.) approx.



1ST FLOOR  
738 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA : 2165 sq.ft. (201.2 sq.m.) approx.

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WELLINGTON  
1 Church Street, Telford, TF1 1DD | Tel: 01952 221200  
Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)  
[www.barbers-online.co.uk](http://www.barbers-online.co.uk)

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